

# GL Balance Sheet Classified

Tuesday, May 9, 2023

13:17

Period 04/30/2023

## River Ranch RV Resort Owners Association, Inc.

### Assets

#### Asset

South State Bank - Operating	154,357.66
South State- Hurricane Fund	11,705.86
South State - Acitivities Account	10,601.63
Activities Debit Card	337.71

Total Asset 177,002.86

#### Bank

South State Capital Contribution	76,837.96
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Total Bank 76,837.96

#### Asset

South State - Reserve Account	346,583.13
Cash on Hand	300.00

Total Asset 346,883.13

#### Fixed Asset

Lots Held	45,204.39
Common Property	751,377.00
Accumulated Depreciation - Common	(442,733.16)
Equipment	184,413.16
Real Property Improvements	526,302.84
Accumulated Depreciation - Equipment	(106,526.84)
Accumulated Depreciation - Improvements	(152,849.90)
Accumulated Depreciation	(287,065.77)

Total Fixed Asset 518,121.72

#### Other Assets

Owner Expense Clearing	595.01
Current Year Capital Expenditures	143,647.47
Prepaid Insurance	53,034.85
P.O. Postage Inventory	188.77
Organization Costs	189.31

Total Other Assets 197,655.41

#### Receivable

Member Assesments Receivable	150,598.02
Due from RRRV, LLC	(1,853.69)

Total Receivable 148,744.33

Total Assets 1,465,245.41

### Liabilities & Equity

Suspense	(1,570.00)
	(1,570.00)

#### Accounts Payable

Accounts Payable	17,063.17
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Total Accounts Payable 17,063.17

#### Liability

Prepaid Assessments	46,029.33
Accrued Assessments	186,822.87
Accured Expenses	18,982.81
Capital Contributions	76,836.00
PO Box Key Deposits	2,194.00
Maintenance Gate Key Deposit	550.00

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### Liabilities & Equity

#### Liability

Hurricane Fund Deposit	11,900.00
Activities Escrow	13,270.98

<u>Total Liability</u>	<u>356,585.99</u>
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#### Equity

Fund Balance	564,238.99
Net Income	16,423.80

<u>Total Equity</u>	<u>580,662.79</u>
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#### Reserve Equity

Pooled Reserves	18,255,578.16
Spent from Reserves	(17,745,934.62)
Reserve Fund Interest	2,859.92

<u>Total Reserve Equity</u>	<u>512,503.46</u>
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*Total Liabilities & Equity*

1,465,245.41

**River Ranch RV Resort Owners Association, Inc.**  
**BudgetComparisonStandardDollarVarianceAnnual**

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
Assessments	96,010.56	96,031.64	(21.08)	384,105.57	384,126.56	(20.99)	1,152,379.68
Application Fees	200.00	0.00	200.00	2,300.00	0.00	2,300.00	0.00
Interest Income	0.67	0.00	0.67	79.45	0.00	79.45	0.00
Miscellaneous Income	(460.12)	0.00	(460.12)	5,220.58	0.00	5,220.58	0.00
<b>TOTAL Income</b>	<b>95,751.11</b>	<b>96,031.64</b>	<b>(280.53)</b>	<b>391,705.60</b>	<b>384,126.56</b>	<b>7,579.04</b>	<b>1,152,379.68</b>
<b>TOTAL Income</b>	<b>95,751.11</b>	<b>96,031.64</b>	<b>(280.53)</b>	<b>391,705.60</b>	<b>384,126.56</b>	<b>7,579.04</b>	<b>1,152,379.68</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Management Fee	1,083.33	1,083.33	0.00	4,333.32	4,333.32	0.00	12,999.96
IT Technical Services	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
Software Expense	352.50	225.00	(127.50)	1,027.50	900.00	(127.50)	2,700.00
Legal Fees	929.00	1,000.00	71.00	1,399.00	4,000.00	2,601.00	12,000.00
Accounting	1,334.00	1,363.33	29.33	5,336.00	5,453.32	117.32	16,359.96
Miscellaneous & General	61.25	100.00	38.75	273.00	400.00	127.00	1,200.00
Signs & Safety	0.00	125.00	125.00	1,724.71	500.00	(1,224.71)	1,500.00
Banking	12.00	8.33	(3.67)	18.00	33.32	15.32	99.96
Insurance	5,707.04	5,708.33	1.29	22,828.16	22,833.32	5.16	68,499.96
Licenses & Permits	0.00	79.17	79.17	0.00	316.68	316.68	950.04
Taxes	0.00	75.00	75.00	0.00	300.00	300.00	900.00
<b>TOTAL Administrative</b>	<b>9,479.12</b>	<b>9,892.49</b>	<b>413.37</b>	<b>36,939.69</b>	<b>39,569.96</b>	<b>2,630.27</b>	<b>118,709.88</b>
<b><u>Buildings</u></b>							
Housekeeping ( LLC)	4,750.00	4,750.00	0.00	19,000.00	19,000.00	0.00	57,000.00
Building Maintenance & M	4,450.00	4,450.00	0.00	17,800.00	17,800.00	0.00	53,400.00
<b>TOTAL Buildings</b>	<b>9,200.00</b>	<b>9,200.00</b>	<b>0.00</b>	<b>36,800.00</b>	<b>36,800.00</b>	<b>0.00</b>	<b>110,400.00</b>
<b><u>Landscaping</u></b>							
Landscaping Contract (LL	22,631.67	22,625.00	(6.67)	90,526.68	90,500.00	(26.68)	271,500.00
Irrigation Maintenance & S	2,416.67	2,416.67	0.00	9,666.68	9,666.68	0.00	29,000.04
<b>TOTAL Landscaping</b>	<b>25,048.34</b>	<b>25,041.67</b>	<b>(6.67)</b>	<b>100,193.36</b>	<b>100,166.68</b>	<b>(26.68)</b>	<b>300,500.04</b>
<b><u>Reserve</u></b>							
Pooled Reserves	16,252.58	16,252.58	0.00	65,010.32	65,010.32	0.00	195,030.96
<b>TOTAL Reserve</b>	<b>16,252.58</b>	<b>16,252.58</b>	<b>0.00</b>	<b>65,010.32</b>	<b>65,010.32</b>	<b>0.00</b>	<b>195,030.96</b>
<b><u>Taxes</u></b>							
Income Tax	0.00	208.00	208.00	0.00	832.00	832.00	2,496.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>208.00</b>	<b>208.00</b>	<b>0.00</b>	<b>832.00</b>	<b>832.00</b>	<b>2,496.00</b>
<b><u>Utilities</u></b>							
Trash Removal	5,517.00	6,416.67	899.67	22,068.00	25,666.68	3,598.68	77,000.04
Sewer & Water	16,028.24	16,078.75	50.51	64,224.08	64,315.00	90.92	192,945.00
Cable TV	8,972.91	8,800.92	(171.99)	35,882.71	35,203.68	(679.03)	105,611.04
Electric - Lot 386	57.03	81.25	24.22	319.21	325.00	5.79	975.00
Electric - Trash Compact	45.00	50.00	5.00	182.00	200.00	18.00	600.00
Electric - Mustang Center	948.74	1,146.25	197.51	3,865.67	4,585.00	719.33	13,755.00

River Ranch RV Resort Owners Association, Inc.  
 Budget Comparison Standard Dollar Variance Annual

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Electric - Staging Area Lig	73.38	66.67	(6.71)	281.54	266.68	(14.86)	800.04
Electric - Maintenance Arc	596.48	404.17	(192.31)	1,862.35	1,616.68	(245.67)	4,850.04
Electric - Phase III Pool	793.46	820.83	27.37	3,005.22	3,283.32	278.10	9,849.96
Electric - Possum Path	326.39	409.17	82.78	1,109.13	1,636.68	527.55	4,910.04
Electric - Post Office	65.14	81.50	16.36	243.17	326.00	82.83	978.00
Electric - Trails End	790.60	1,073.75	283.15	3,295.35	4,295.00	999.65	12,885.00
<b>TOTAL Utilities</b>	<b>34,214.37</b>	<b>35,429.93</b>	<b>1,215.56</b>	<b>136,338.43</b>	<b>141,719.72</b>	<b>5,381.29</b>	<b>425,159.16</b>
<b>TOTAL Expense</b>	<b>94,194.41</b>	<b>96,024.67</b>	<b>1,830.26</b>	<b>375,281.80</b>	<b>384,098.68</b>	<b>8,816.88</b>	<b>1,152,296.04</b>
<b>Excess Revenue / Expense</b>	<b>1,556.70</b>	<b>6.97</b>	<b>1,549.73</b>	<b>16,423.80</b>	<b>27.88</b>	<b>16,395.92</b>	<b>83.64</b>